

168.0

0006

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

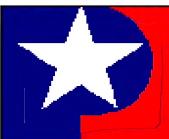
811,300 / 811,300

USE VALUE:

811,300 / 811,300

ASSESSED:

811,300 / 811,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEVY KELLY S & DAVID J	
Owner 2:	
Owner 3:	

Street 1: 95 RHINECLIFF ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FAULKNER LESLIE C -	
Owner 2: -	

Street 1: 95 RHINECLIFF ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Clapboard Exterior and 1759 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

Z	R1	Sewer
o		Electri

n	Census:	Exempt
Flood Haz:		

D	Topo
s	Street

t	Gas:
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IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					111505
101	6000.000	391,300		420,000	811,300					GIS Ref
Total Card	0.138	391,300		420,000	811,300			Entered Lot Size		GIS Ref
Total Parcel	0.138	391,300		420,000	811,300			Total Land:		Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:	461.23	/Parcel: 461.23			Land Unit Type:		07/27/18

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	168.0-0006-0003.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	391,300	0	6,000.	420,000	811,300		Year end	12/23/2021
2021	101	FV	376,700	0	6,000.	420,000	796,700		Year End Roll	12/10/2020
2020	101	FV	376,700	0	6,000.	420,000	796,700	796,700	Year End Roll	12/18/2019
2019	101	FV	356,900	0	6,000.	420,000	776,900	776,900	Year End Roll	1/3/2019
2018	101	FV	356,900	0	6,000.	354,000	710,900	710,900	Year End Roll	12/20/2017
2017	101	FV	356,900	0	6,000.	324,000	680,900	680,900	Year End Roll	1/3/2017
2016	101	FV	327,100	0	6,000.	276,000	603,100	603,100	Year End	1/4/2016
2015	101	FV	271,300	0	6,000.	240,000	511,300	511,300	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
FAULKNER LESLIE	65860-593		8/5/2015		751,000	No	No				
MURPHY DONALD R	48081-258		8/30/2006		575,000	No	No	Richard A Gillis dod 10/21/11			
	9569-329		1/1/1901	Family		No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/18/2018	1344	Inter Fi	140,000	O					7/27/2018	MEAS&NOTICE	HS	Hanne S
9/5/2018	1256	Inter-De	5,000	C					5/10/2016	Sales Review	PT	Paul T
9/1/2011	1069	Redo Bat	7,400	C					10/18/2008	Meas/Inspect	201	PATRIOT
5/24/2007	378	New Wind	2,000						12/5/2006	MLS	MM	Mary M
7/13/1992	297		13,000						12/13/1999	Meas/Inspect	264	PATRIOT
									7/12/1993		TH	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000	Sq. Ft.	Site			0	70.	1.00	7									420,000						420,000	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 21 - Split Level				Full Bath: 1 Rating: Good	A Bath:			OF=LAUNDRY SINK.				20	16	4					
Sty Ht: 1 - 1 Story				A 3QBth:								2	(64)	14	10				
(Liv) Units: 1 Total: 1				1/2 Bath: 1 Rating: Very Good															
Foundation: 1 - Concrete				A HBth:															
Frame: 1 - Wood				OthrFix: 1 Rating: Fair															
Prime Wall: 2 - Clapboard				OTHER FEATURES															
Sec Wall:		%		Kits: 1 Rating: Very Good	A Kits:														
Roof Struct: 1 - Gable				Fpl: 1 Rating: Good	WSFlue:														
Roof Cover: 1 - Asphalt Shgl																			
Color: GRAY																			
View / Desir:				CONDOS INFORMATION															
GENERAL INFORMATION				RESIDENTIAL GRID															
Grade: C+ - Average (+)				1st Res Grid Desc: Line 1 # Units 1															
Year Blt: 1960	Eff Yr Blt:			Level: FY LR DR D K FR RR BR FB HB L O															
Alt LUC:		Alt %:		Other:															
Jurisdct:		Fact:	.	Upper:															
Const Mod:				Lvl 2:															
Lump Sum Adj:				Lvl 1:															
INTERIOR INFORMATION				Lower:															
Avg Ht/FL: STD				Totals:	RMs: 6	BRs: 3	Baths: 1	HB: 1											
Prim Int Wal 1 - Drywall				REMODELING															
Sec Int Wall:		%		RES BREAKDOWN															
Partition: T - Typical				Exterior:	No Unit	RMS	BRS	FL											
Prim Floors: 3 - Hardwood				Interior:	1	6	3												
Sec Floors:		%		Additions:															
Bsmnt Flr: 12 - Concrete				Kitchen:															
Subfloor:				Baths:															
Bsmnt Gar: 1				Plumbing:															
Electric: 3 - Typical				Electric:															
Insulation: 2 - Typical				Heating:															
Int vs Ext: S				General:															
Heat Fuel: 1 - Oil				CALC SUMMARY															
Heat Type: 3 - Forced H/W				COMPARABLE SALES															
# Heat Sys: 1				Basic \$ / SQ: 100.00	Rate	Parcel ID	Typ	Date	Sale Price										
% Heated: 100	% AC: 100			Size Adj.: 1.35000002															
Solar HW: NO	Central Vac: NO			Const Adj.: 0.99989998															
% Com Wal	% Sprinkled			Adj \$ / SQ: 134.987															
MOBILE HOME				Other Features: 93168															
Make:				Grade Factor: 1.10															
SPEC FEATURES/YARD ITEMS				NBHD Inf: 1.00000000															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 168-0-0006-0003.0	
More: N	Total Yard Items:																		
Total Special Features: []																			
Total: []																			